

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

Anthony Keller Maria Peranteau-Keller  <u>Debtors</u>  U.S. BANK OF NATIONAL ASSOCIATION, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982)  <u>Movant</u>  vs.  Anthony Keller Maria Peranteau-Keller  <u>Debtors</u>  William C. Miller, Esquire  <u>Trustee</u>	CHAPTER 13   NO. 14-19726 JKF   11 U.S.C. Section 362
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**STIPULATION**

AND NOW, it is hereby stipulated and agreed by and between the undersigned as follows:

1. The post-petition arrearage on the mortgage held by the Movant on the Debtor's residence is **\$16,207.56**, which breaks down as follows;

Post-Petition Payments:	June 2018 to October 2018 at \$1,471.00/month November 2018 to April 2019 at \$1,477.00/month
Late Charges:	October 2018 to April 2019 at \$39.08/month
Suspense Balance:	\$283.00
<b>Total Post-Petition Arrears</b>	<b>\$16,207.56</b>

2. The Debtor(s) shall cure said arrearages in the following manner;

a). Beginning on May 1, 2019 and continuing through October 1, 2019, until the arrearages are cured, Debtor(s) shall pay the present regular monthly payment of **\$1,477.00** on the mortgage (or as adjusted pursuant to the terms of the mortgage) on or before the first (1<sup>st</sup>) day of each month (with late charges being assessed after the 15<sup>th</sup> of the month), plus an installment payment of **\$2,701.26** towards the arrearages on or before the last day of each month at the address below;

PENNSYLVANIA HOUSING FINANCE AGENCY  
211 NORTH FRONT STREET  
P.O. BOX 15057  
HARRISBURG, PENNSYLVANIA 17101

b). Maintenance of current monthly mortgage payments to the Movant thereafter.

3. Should debtor(s) provide sufficient proof of payments (front & back copies of cancelled checks and/or money orders) made, but not credited, Movant shall adjust the account accordingly.

4. In the event the payments under Section 2 above are not tendered pursuant to the terms of this stipulation, the Movant shall notify Debtor(s) and Debtor's attorney of the default in writing and the Debtors may cure said default within FIFTEEN (15) days of the date of said notice. If Debtor(s) should fail to cure the default within fifteen (15) days, the Movant may file a Certification of Default with the Court and the Court shall enter an Order granting the Movant relief from the automatic stay.

5. The stay provided by Bankruptcy Rule 4001(a)(3) is waived.

6. If the case is converted to Chapter 7, the Movant shall file a Certification of Default with the court and the court shall enter an order granting the Movant relief from the automatic stay.

7. If the instant bankruptcy is terminated by either dismissal or discharge, this agreement shall be null and void, and is not binding upon the parties.

8. The provisions of this stipulation do not constitute a waiver by the Movant of its right to seek reimbursement of any amounts not included in this stipulation, including fees and costs, due under the terms of the mortgage and applicable law.

9. The parties agree that a facsimile signature shall be considered an original signature.

Date: April 18, 2019

By: /s/ Rebecca A. Solarz, Esquire  
Attorney for Movant

Date: 5/7/19

Patricia M. Mayer  
Patricia M. Mayer, Esquire  
Attorney for Debtors

Date: 6/17/19

No Objection:

William C. Miller, Esquire  
TRUSTEE 13 Trustee

**\*without prejudice to any  
trustee rights or remedies**

Approved by the Court this 17th day of June, 2019. However, the court retains discretion regarding entry of any further order. It is hereby ordered that doc. no. 92 - the previous order granting the stipulation is VACATED.



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Bankruptcy Judge  
Jean K. FitzSimon